

Hawkshead Lane, North Mymms, AL9



**OIEO: £1,200,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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**A beautifully presented detached chalet bungalow which has been extended to provide 2901 sq ft versatile accommodation set over 2 floors. The property benefits from 5 bedrooms, 2 bathrooms plus cloakroom, and 3 reception rooms including a lovely kitchen and stunning dining room with vaulted ceiling. Externally there is a mature 140ft rear garden, garage and carriage driveway with off street parking for several vehicles.**

- 5 BEDROOM DETACHED CHALET BUNGALOW
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- LOVELY KITCHEN AND STUNNING DINING ROOM WITH VAULTED CEILING
- MATURE 140FT REAR GARDEN
- GARAGE
- CARRIAGE DRIVEWAY
- SEMI-RURAL LOCATION

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
SITTING ROOM  
FAMILY ROOM  
KITCHEN/DINING ROOM  
UTILITY ROOM  
2 GROUND FLOOR CLOAKROOMS  
2 BEDROOMS  
FAMILY BATHROOM

FIRST FLOOR  
3 BEDROOMS  
BATHROOM  
EAVES STORAGE

REAR AND SIDE GARDEN

### LOCATION

Hawkshead Lane is a turning off Warrengate Road or Hawkshead Road. Brookmans Park is only a few minutes drive away with a selection of shops and mainline railway station into Kings Cross/Moorgate. Welham Green, Hatfield and Potters Bar are all within a short drive away.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band G.

### LOCAL AUTHORITY

Welwyn and Hatfield Council.

### VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

### IMPORTANT NOTICE CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents:

- \* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)
- \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).



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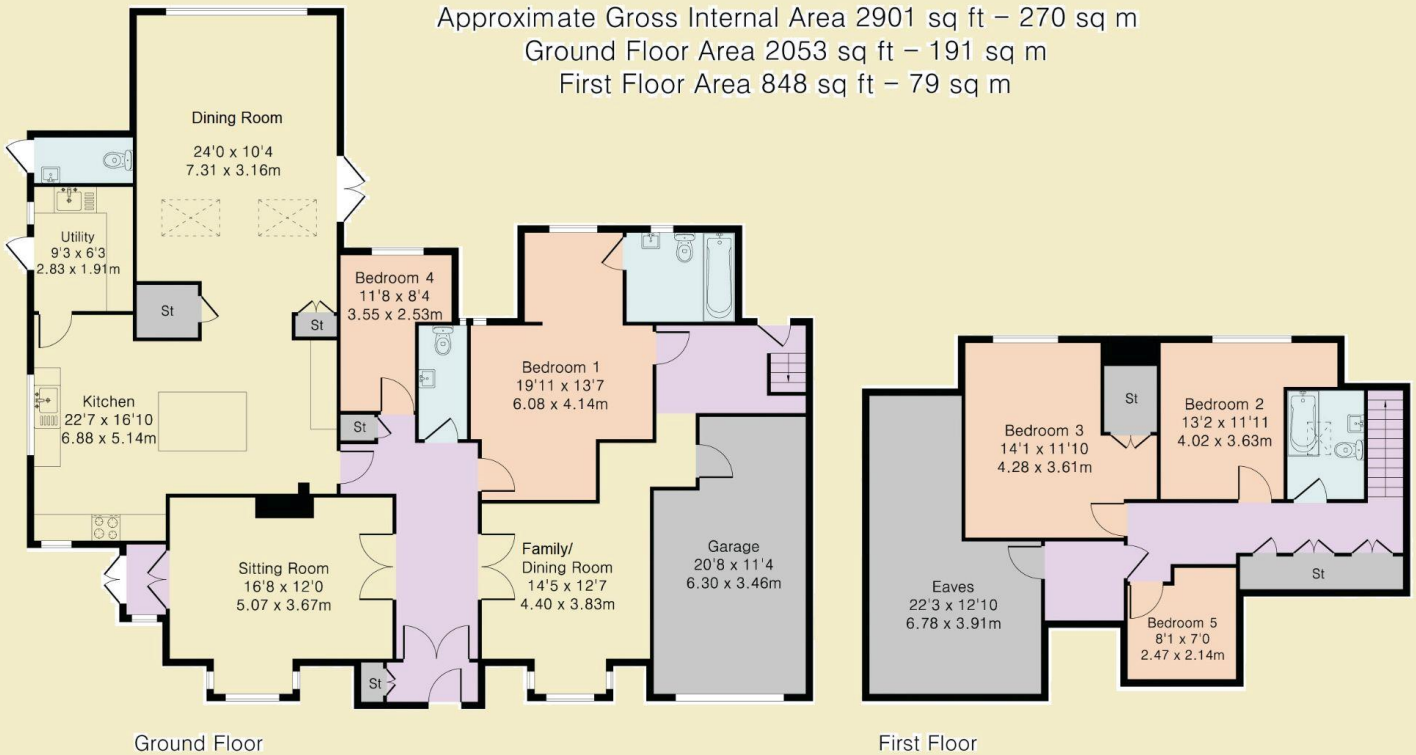
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Approximate Gross Internal Area 2901 sq ft – 270 sq m  
Ground Floor Area 2053 sq ft – 191 sq m  
First Floor Area 848 sq ft – 79 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

